

CITY OF HARTFORD
ZONING BOARD OF APPEALS

The Zoning Board of Appeals Commission of the City of Hartford will hold a Public Hearing Meeting on Tuesday, March 3, 2009 at 550 Main Street, City Hall Function Room, 2nd Floor, at 7:00 pm for the following items:

- a. 199 Retreat Avenue- Requesting variances from the following sections to allow an existing rooming house to become a rehabilitation home: 1. Section 427, which would allow a rehabilitation home in a RO-1 district. 2. Section 912(2) Rehabilitation Home which would allow this rehabilitation home to be within 1,000 feet of another facility. 3. Section 912(8), which would allow 2.4 persons per dwelling unit instead of the required 2 persons per dwelling unit. 4. Section 429 & Section 954 which would allow zero (0) parking spaces instead of the required fifteen (15) parking spaces. 5. Section 432, which would allow a lot coverage of fifty-eight and one tenth (58.1) percent lot coverage instead of the required thirty (30) percent lot coverage. 6. Section 437(b), which would allow a side set back of thirteen (13) feet instead of the required twenty-five (25) feet with a smaller side yard of four (4) feet instead of the required minimum of ten (10) feet. 7. Section 435, which would allow a lot width of 54.67 feet instead of the required sixty (60) foot lot width and 8. Section 434, which would allow a lot area of 7,190 square feet instead of the required 7,500 square feet of lot coverage. Applicant – Community Solutions, Inc.
- b. 205 Retreat Avenue- Requesting variances from the following sections to allow an existing rooming house to become a rehabilitation home: 1. Section 427, which would allow a rehabilitation home in a RO-1 district. 2. Section 912(2), Rehabilitation Home which would allow this rehabilitation home to be within 1,000 feet of another facility. 3. Section 912 (8), which would allow more than two persons per dwelling unit up to 24 residents, instead of the required two persons per dwelling unit. 4. Section 429 and 954 which would allow five (5) parking spaces instead of the required sixteen (16) spaces, 5. Section 432, which would allow lot coverage of sixty-four and seven tenths 64.7% percent instead of a maximum of 30% lot coverage. 6. Section 437, which would allow a side setback of total of twelve (12) feet instead of 25 feet with a smaller side yard of six (6) feet instead of the required minimum of ten (10) feet. 7. Section 435, which would allow a lot width of 53.67 feet instead of the required 60 feet. Applicant – Community Solutions, Inc.
- c. 155 Wethersfield Avenue- Requesting variances from the following sections for an existing rehabilitation home to increase its capacity from 42 persons to 85 persons: 1. Section 500, which would allow an increase from 150 persons per acre to 303 persons per acre. 2. Section 912 (8), which would allow 85 residents in 34 units, instead of 42 residents in 21 units. Applicant – Community Solutions, Inc.

Applications are available for inspection by interested parties at the Zoning section located at 250 Constitution Plaza.